

Planning Charrette Schedule

8:30	Introduction to Charrette
9:00	Shift to Charrette Room
8:50	Introduction to the Site
9:00	Develop Conceptual Site Plan
10:00	Complete Conceptual Site Plan
11:45	Report out to room
12:30	Lunch



FARR ASSOCIATES

Architecture | Planning | Preservation

Design Goal

Propose a design for the site including buildings and useful spaces (if any) between the buildings that:

1. Links with the surrounding community,
2. Uses the land compactly,
3. Closes resource loops on-site, (stormwater, energy, waste water, etc.)
4. Creates a memorable destination.



F A R R A S S O C I A T E S

Architecture | Planning | Preservation

Key Questions

1. What uses are viable on this site? How much?
2. How do the brownfield issues inform the design? What limits do they impose?
3. How can this design enhance the neighborhood? The City at large?



FARR ASSOCIATES

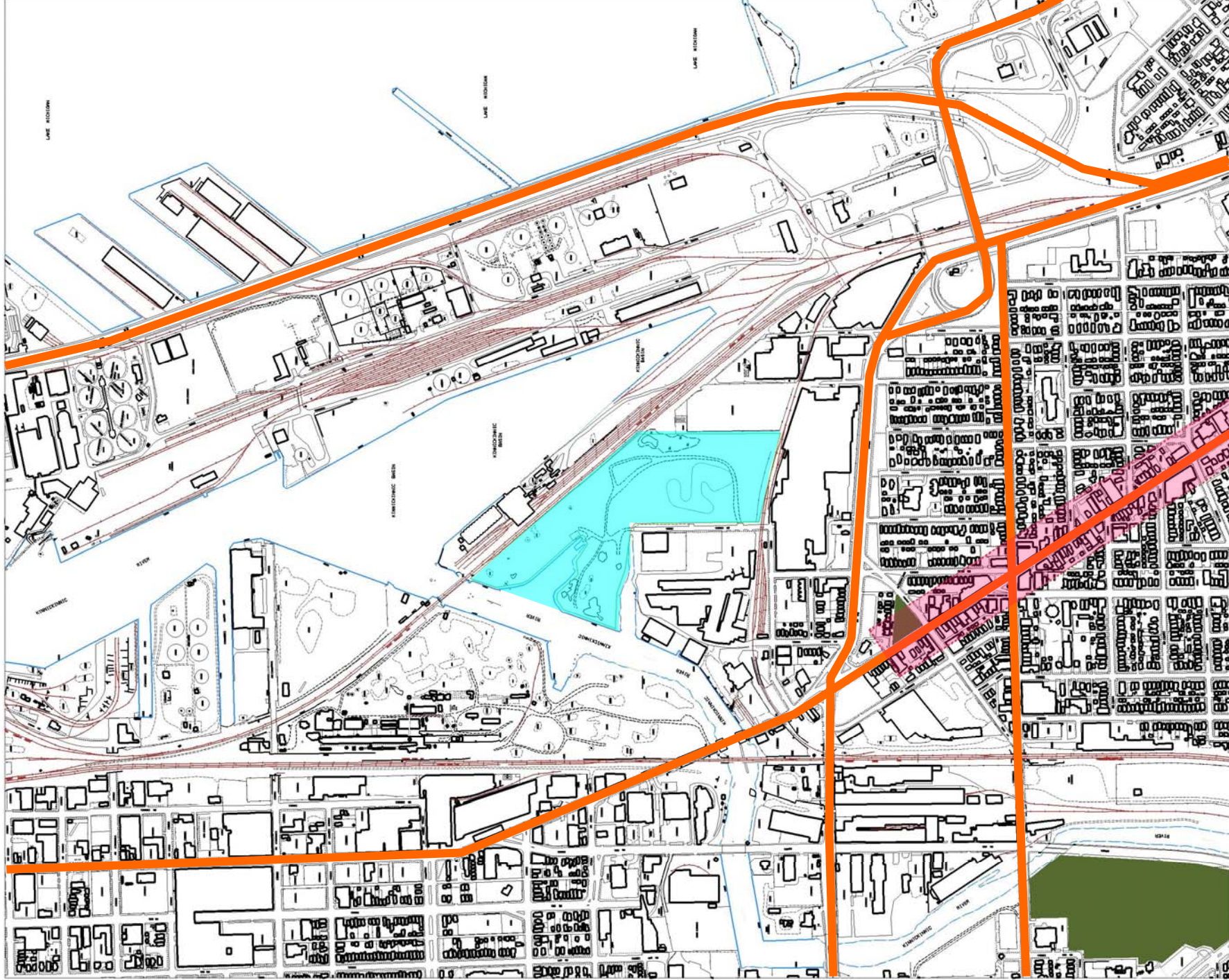
Architecture | Planning | Preservation

Grand Trunk



FARR ASSOCIATES

Architecture | Planning | Preservation



Grand Trunk Neighborhood Drawing

Scale (feet)

0 200 400



Southern edge of site, looking east from Marina DR



Across the site, looking from north to south, through Forested Wetland



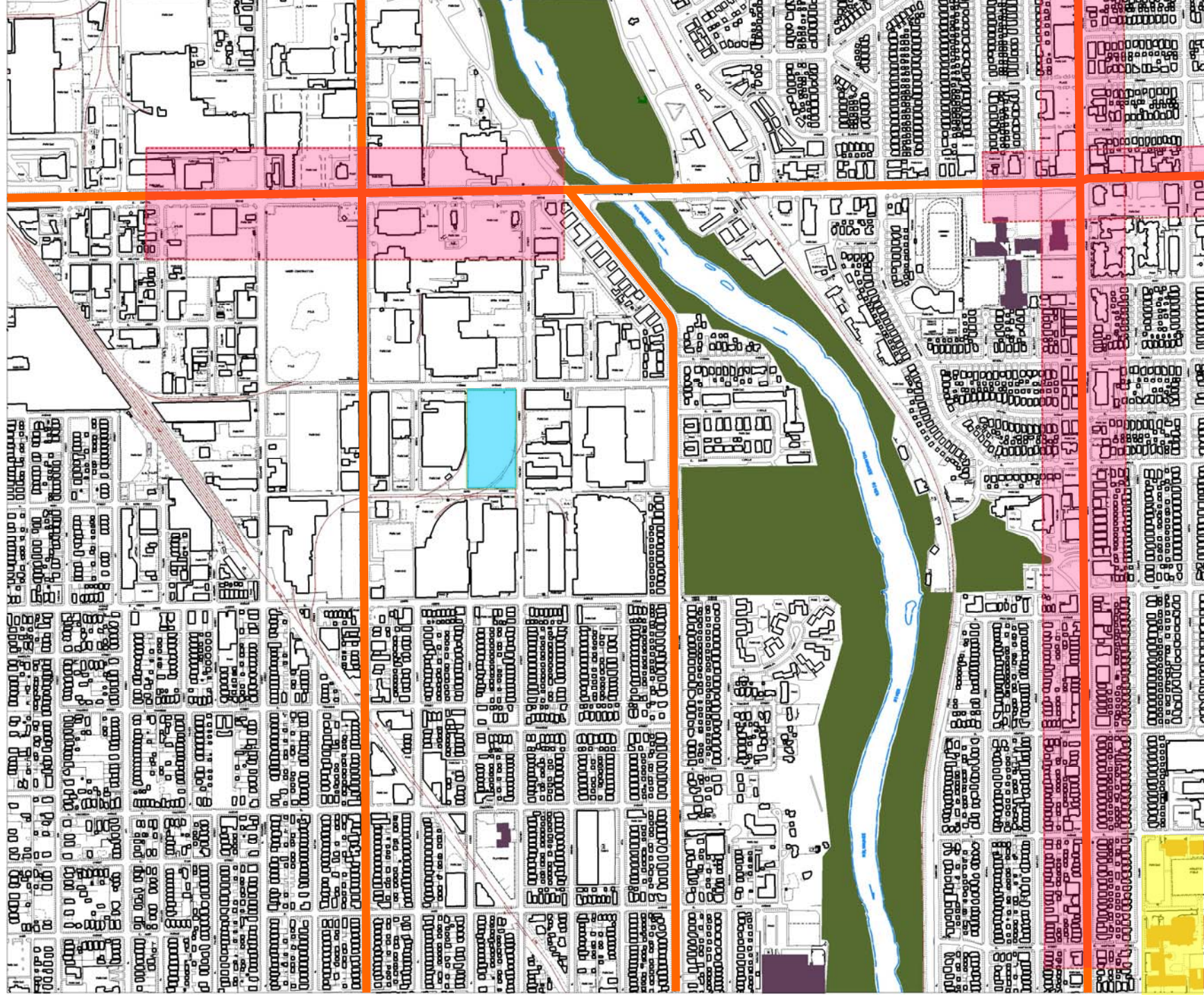
Across the southern section of the site, from eastern side looking west

Vienna



FARR ASSOCIATES

Architecture | Planning | Preservation



Vienna Neighborhood Drawing

Scale (feet)

0 100 200 300





The site looking from Vienna Ave. and Fratney St.



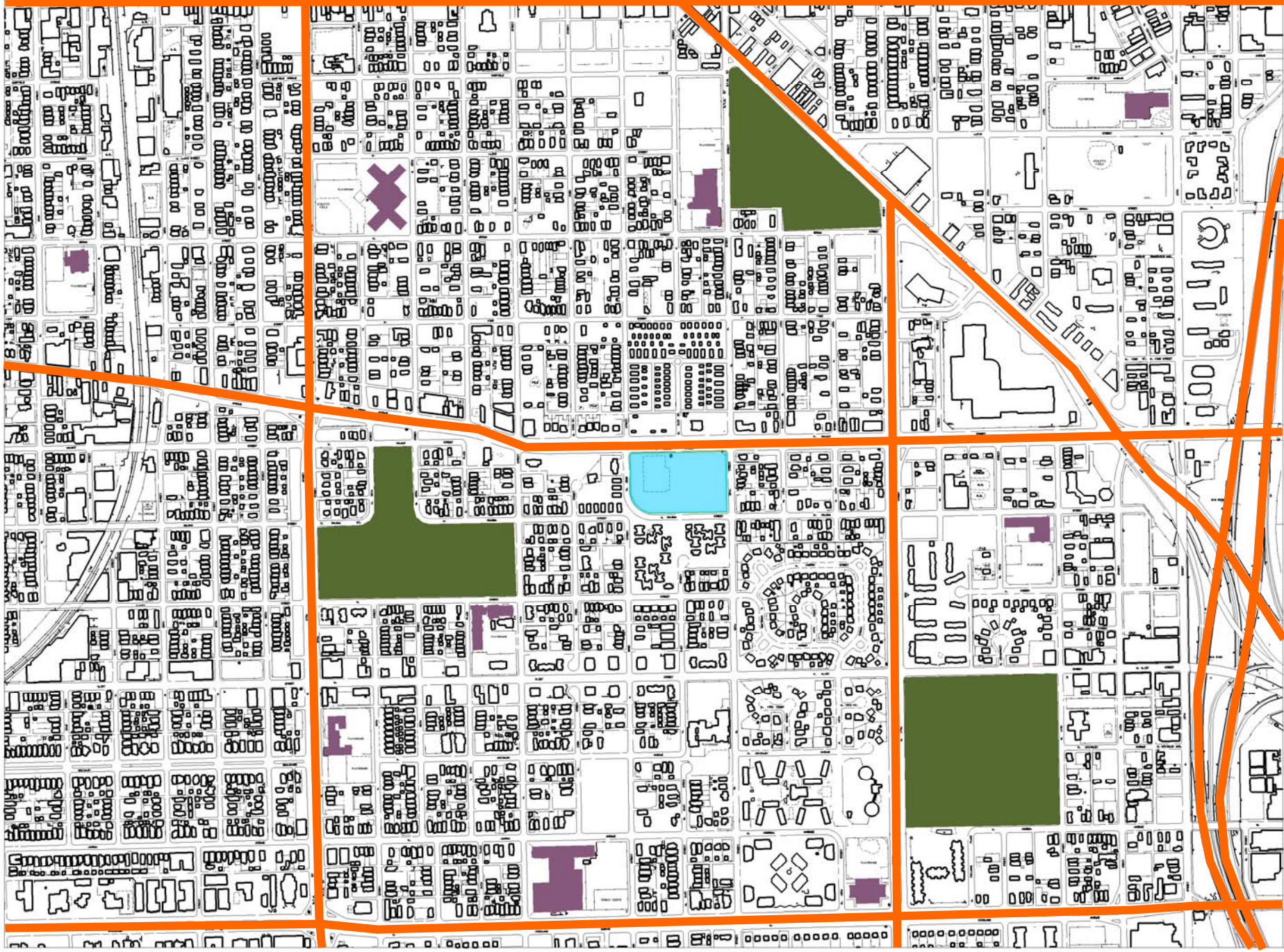
Houses on south side Keefe Ave. (one block south of site)

Walnut



FARR ASSOCIATES

Architecture | Planning | Preservation



Walnut Neighborhood Drawing

Scale (feet)

500

100

0



Site Aerial Photo

▲ North



Looking northwest across the site, Walnut St. and facing houses beyond



Remodeling of apartments on Galena St. directly south of the site

LEED® for Neighborhood Developments



FARR ASSOCIATES

Architecture | Planning | Preservation

Prerequisite 3.02: Compact Development

Intent:

Promote livability, transportation efficiency, and walkability. Conserve land.

Requirements:

Build residential components of project at an average density of **seven** or more dwelling units per acre of Buildable Land available for residential use,

AND

Build commercial components of project at a floor area ratio of **0.50** or greater.



FARR ASSOCIATES

Architecture | Planning | Preservation

Credit 3.01: Compact Development

Intent:

Promote community livability, transportation efficiency, and walkability. Conserve land.

Requirements:

Design and build project such that one of the following average densities (per acre of buildable land) is achieved:

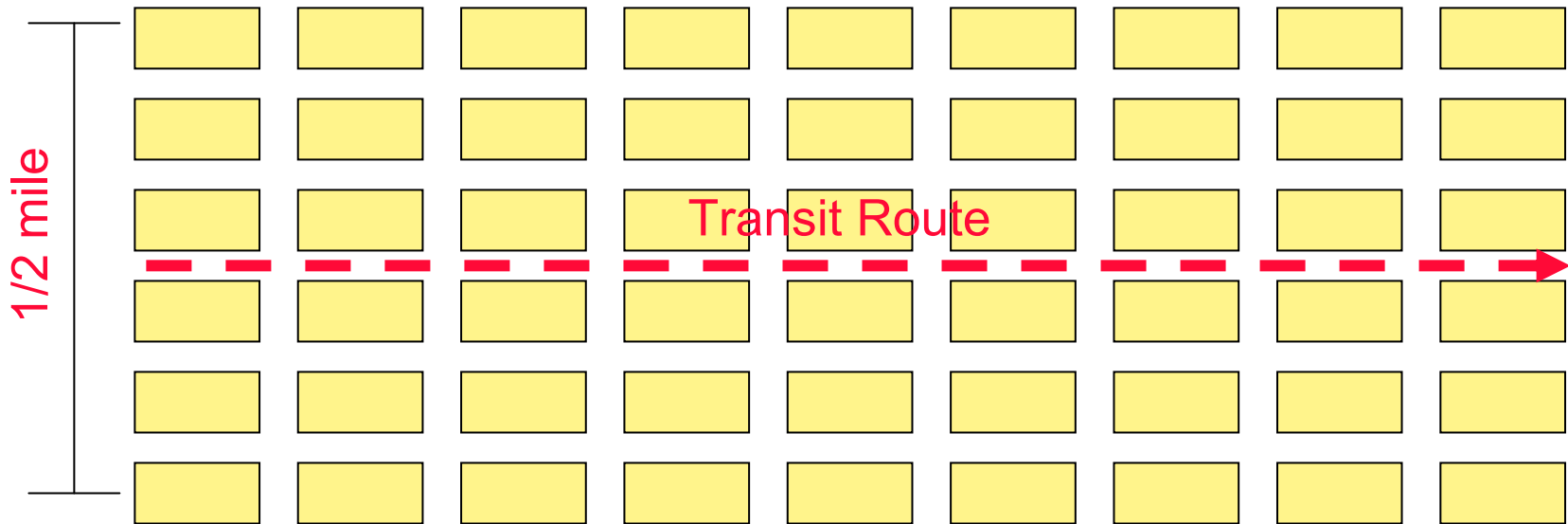
- 15 d.u./ per acre and/or FAR of .75 (1 point)
- 22 d.u./ per acre and/or FAR of 1.0 (2 points)
- 28 d.u./ per acre and/or FAR of 1.5 (3 points)
- 35 d.u./ per acre and/or FAR of 2.0 (4 points)
- 39 d.u./ per acre and/or FAR of 2.5 (5 points)



F A R R A S S O C I A T E S

Architecture | Planning | Preservation

Minimum Transit Corridor Densities



Bus

7 D.U./gross acre



Trolley/Light Rail

14-25 D.U./gross acre



FARR ASSOCIATES

Architecture | Planning | Preservation

Source: G.B. Arrington, Parsons Brinkerhoff

Credit 3.02: Diversity of Uses

Intent:

Promote community livability, transportation efficiency, and walkability.

Requirements:

Build and design the project such that it includes a residential component
AND consists of no more than 90% by interior square footage of any
single Use Type,

OR

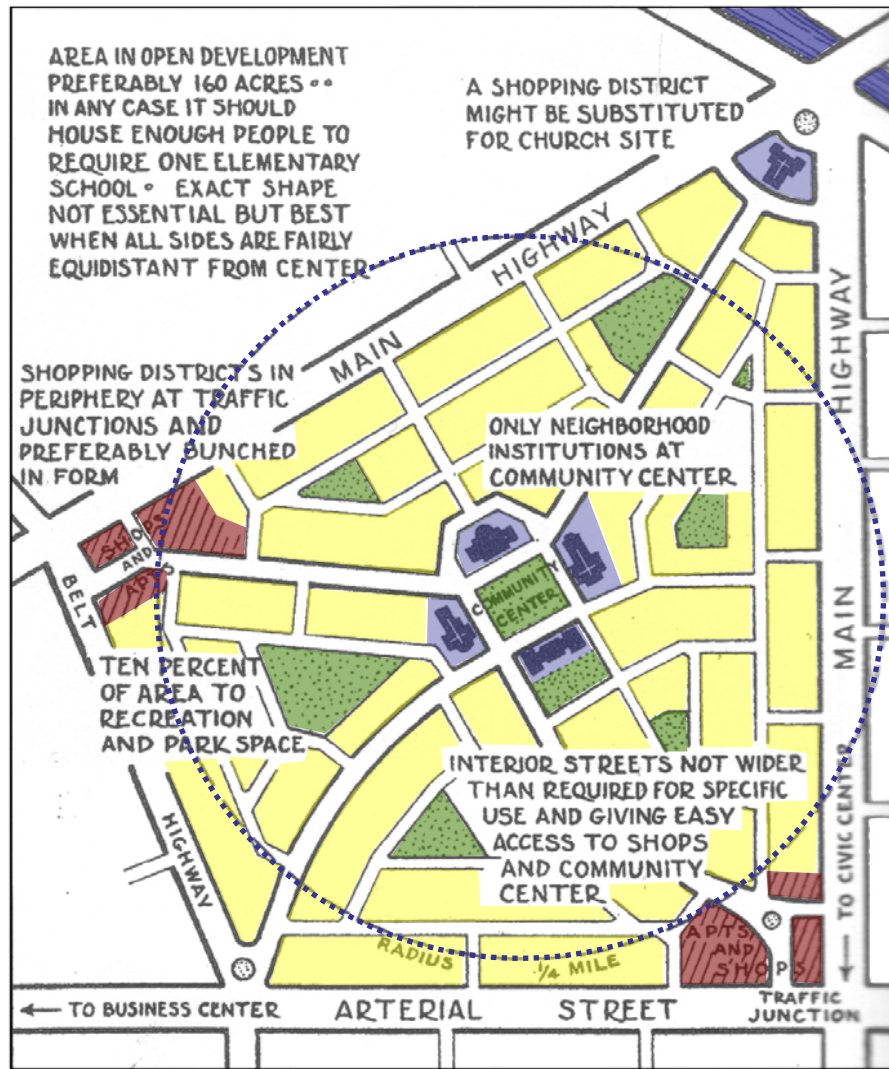
Locate project such that its boundary is located within **1/4 mile** of at least
four OR within **1/2 mile** of at least **eight** community amenities or
services.



F A R R A S S O C I A T E S

Architecture | Planning | Preservation

Ideal Neighborhood Plan



Compactness

Transit

Storm water

Sewage

Heat island

Power

Food

“Green” Infrastructure



FARR ASSOCIATES

Architecture | Planning | Preservation

Credit 1.07: Access to Public Space

Intent:

Provide access to public gathering space in order to promote sense of community.

Requirements:

Locate and/or design project such that a public space such as a plaza, square, or green of a minimum size of $\frac{1}{6}$ acre lies within .25 mile of 90% of the all the entrances to the project's residential and commercial buildings. Furthermore the plan ratio shall be no thinner than 1:4.

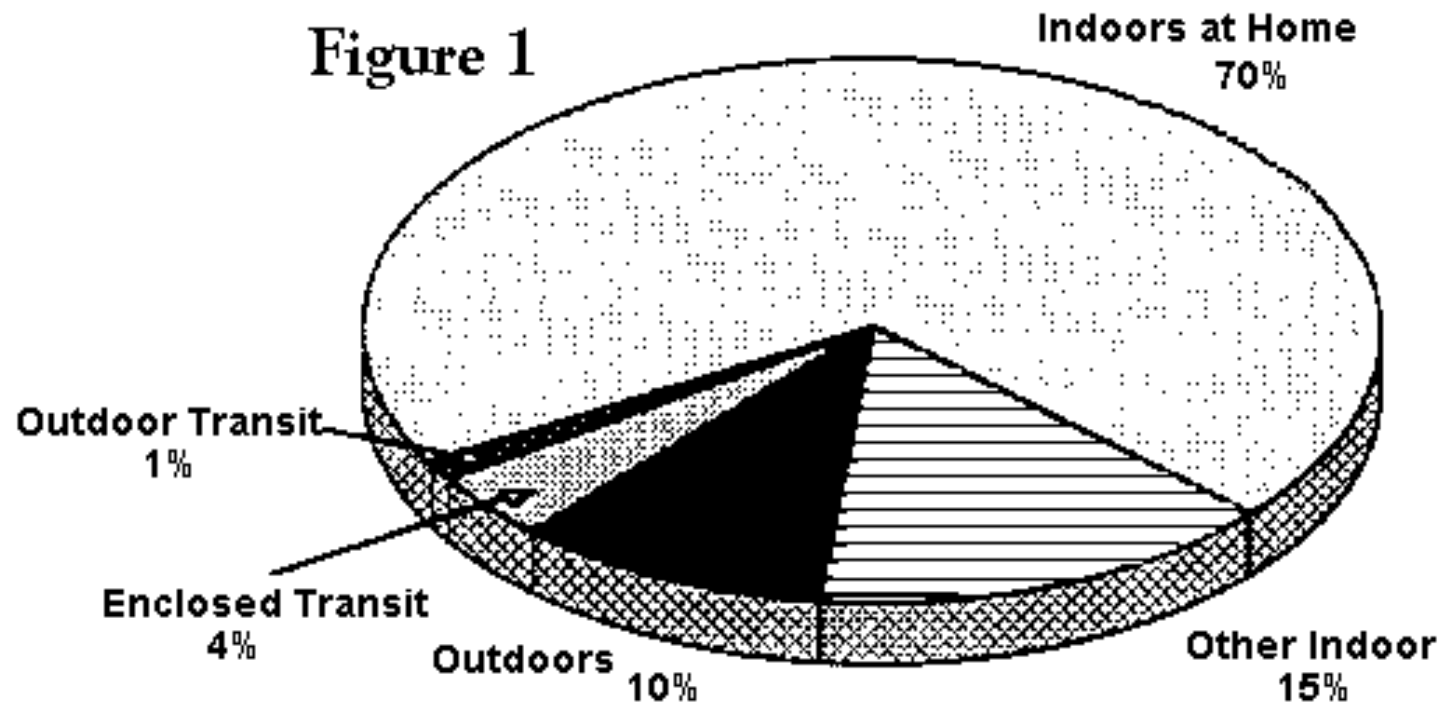


F A R R A S S O C I A T E S

Architecture | Planning | Preservation

Time Spent Indoors

English speaking Californians 11 and younger



Indoor Air is 2 to 10 times more polluted than outdoor air



FARR ASSOCIATES

Architecture | Planning | Preservation

Credit 2.08: Stormwater Volume

Intent:

Reduce stormwater pollution, prevent flooding, and promote aquifer recharge.

Requirements:

For shared portions of the project, implement a stormwater management plan that results in a **25% decrease** in the rate and quantity of post-project development stormwater runoff when compared with pre-project rates and quantities.



F A R R A S S O C I A T E S

Architecture | Planning | Preservation

Credit 3.03: Housing Diversity

Intent:

To enable citizens from a wide range of economic levels and age groups to live within a community.

Requirements:

Include a variety of housing sizes and types as part of the project [or locate within a .5 mile radius of a variety of housing types], such that the project [or the project vicinity] scores at least 0.5 using the Simpson Diversity Index.



F A R R A S S O C I A T E S

Architecture | Planning | Preservation

Urban Design - Solar Block Studies



FARR ASSOCIATES
Architecture | Planning | Preservation

SOLAR BUILDING ORIENTATION

Life Cycle of Housing

Traditional Neighborhood Development



Longmont, CO



FARR ASSOCIATES
Architecture | Planning | Preservation

Credit 3.09: Applying Regional

Intent:

Promote energy-savings, respond to climate, increase the life of buildings and materials, and provide cultural continuity and reinforce local distinctiveness.

Requirements:

Obtain certification from local historic preservation organization, municipal planning authority, or chapter of the AIA that the following criteria have all been met:

- Early in the design process, local and regional historical patterns of neighborhood development and building design were analyzed.
- To-scale comparisons were made between those patterns and the proposed plan .
- Patterns that have proven successful and have stood the test of time were replicated.



F A R R A S S O C I A T E S

Architecture | Planning | Preservation

Credit 3.05: Reduced Parking

Intent:

Reduce stormwater runoff per capita. Encourage neighborhood walkability and promote public health through physical activity.

Requirements:

Design and build project such that :

No more than 25 percent of the private land in the project devoted to residential and/or commercial use may be occupied by parking facilities.



F A R R A S S O C I A T E S

Architecture | Planning | Preservation

Suburban Minimum Parking Requirements

	BUILDING (1000 S.F.)	MIN. PARKING REQUIREMENTS	PAVED PARKING (SPACE AND LANES)
OFFICE		3.3 SPACES/ 1000 S.F.	 1000 S.F.
RETAIL		5.0 SPACES/ 1000 S.F.	 1625 S.F.
LIGHT INDUSTRIAL		2.5 SPACES/ 1000 S.F.	 750 S.F.



FARR ASSOCIATES

Architecture | Planning | Preservation

TOD Parking reduction

	BUILDING (1000 S.F.)	PARKING RANGE	PAVED PARKING MINIMUM (SPACE AND LANES)
OFFICE		2 - 4 SPACES/ 1000 S.F.	
RETAIL		3 - 5 SPACES/ 1000 S.F.	
LIGHT INDUSTRIAL		1 - 3 SPACES/ 1000 S.F.	



FARR ASSOCIATES

Architecture | Planning | Preservation

Deliverables

DRAWINGS

1. Figure ground drawing 1" = 200'
2. Rendered site plan: 1" = 20' or 60'
3. Site Section(s)
(underground construction, floors, trees)
4. Perspective sketches

WRITTEN MATERIALS

1. Program: how many square ft., dwelling units?
2. Marketing plan: how will make \$ by rent/selling?



F A R R A S S O C I A T E S

Architecture | Planning | Preservation